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DK W BK 628 PG 111  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**PREPARED BY AND RETURN TO:**

Gilder, Howell & Associates, P.A.

Jamie W. Howell, Jr. MBN. 2735

230 Goodman Road

Building 2, Suite 100

Southaven, MS 38671

662-249-2889

Indexing Instructions: Lot 270 Wellington Square Sec F-2

DeSoto County, Mississippi

**GRANTOR:**

Sirius Investment LLC

7464 Dove Field Cv

Memphis, TN 38138

901-858-8015

662-895-4000

**GRANTEE**

Christopher L. Edge

6770 Slash Pine Dr.

Walls, MS 38680

901-218-3959

901-398-0851

## **WARRANTY DEED**

STATE OF MISSISSIPPI

COUNTY OF DESOTO

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Sirius Investment LLC does hereby sell, convey and warrant unto Christopher L. Edge, as sole owner, a certain lot or parcel of land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

**All that certain lot or parcel of land situate in the City of Horn Lake, County of DeSoto, State of Mississippi, and being more particularly described as follows:**

**Lot 270, Section F-2, Wellington Square Subdivision, situated in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 67, Page 46, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

**Being the same property conveyed by Special Warranty Deed to Sirius Investment, LLC from Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF5, Mortgage Pass-Through Certificates, Series 2006-FF5, dated October 6, 2009 and recorded October 26, 2009, in Book 620, Page 9, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

**Being the same property conveyed by Substituted Trustee's Deed to Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF5, Mortgage Pass-Through Certificates, Series 2006-FF5 from John C. Underwood, Jr. dated August 10, 2009 and recorded August 14, 2009, in Book 614, Page 476 in the office of the Chancery Clerk of DeSoto County, Mississippi.**

**Being the same property conveyed by Warranty Deed to Robert E. Hoobler from Corinthian T. Veil and Amy D. Veil. dated January 9, 2006 and recorded January 12, 2006, in Book 519, Page 92 in the office of the Chancery Clerk of DeSoto County, Mississippi**

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by it.

THIS conveyance is subject to any and all protective covenants, building restrictions, rights of way, easements, mineral reservations, unrecorded servitudes and conveyances applicable to the above described property.

WITNESS ITS SIGNATURE, on this 26th day of February, 2010.

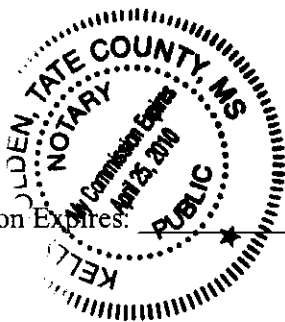
SIRIUS INVESTMENT LLC

By: Brian Hancock (SEAL)  
Brian Hancock, Member

CORPORATE, PARTNERSHIP OR ASSOCIATION ACKNOWLEDGEMENT

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 26<sup>th</sup> day of February, 2010, within my jurisdiction, the within named **Brian Hancock**, who acknowledged that he is Member, of Sirius Investments, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.



My Commission Expires: \_\_\_\_\_

K. Tate  
NOTARY PUBLIC